



**44 Edgepark Court NW  
Calgary, Alberta**

**MLS # A2178739**



**\$849,999**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,777 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Tankless Hot Water		

**Inclusions:** NONE

FULLY RENOVATED | DOUBLE ATTACHED GARAGE | BRAND NEW ROOF SHINGLES | 7 BED & 3.5 BATH | Welcome to this stunning Tudor home in the desirable community of Edgemont, Calgary! This beautifully designed 7-bedroom, 3.5-bathroom residence combines modern elegance with spacious living areas, perfect for families and entertaining.

Enjoy charming curb appeal, landscaped front gardens, and a welcoming entrance with a curved staircase. The home offers eight generously sized bedrooms, providing ample space for personalization. The renovation list is endless! It features updated bathrooms, kitchen, flooring, new paint, brand new roof shingles, and much more.

The main floor boasts an inviting open layout, seamlessly connecting the kitchen, and dining area. The chef's kitchen features modern appliances and sleek granite countertops. The bright living area, adorned with large windows, floods the space with natural light. The main floor also features a powder room and a lovely area that can be used as an office, bedroom or a family room.

The second floor has 5 bedrooms. It features an area that can be used as a 5th bedroom up or a bonus room instead. The luxurious master suite has an ensuite bathroom for privacy and convenience. The second floor is completed with a 5 piece main bathroom.

Downstairs, the basement impresses with 2 bedrooms, 1 full bathroom and a recreational area. The exterior features a spacious 5600+ SF lot with tons of usable space. Experience the scenic

views Edgemont is known for, with easy access to natural surroundings, parks, and walking trails steps away. This property is going to sell quick, contact your favorite Realtor and act now!